



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Fred Meyer Store Remodel

LOCATION OF PROPOSAL: 2041 148th Avenue NE

DESCRIPTION OF PROPOSAL: Remodel the existing Fred Meyer store, including addition of approximately 16,000 square feet, relocation of the garden center, and demolition of the existing Les Schwab building of approximately 5,200 square feet. Project also includes parking lot improvements and landscape upgrades.

FILE NUMBER: 15-115512-LM

PLANNER: Carol Hamlin

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 9/10/2015.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

8/27/2015
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: Fred Meyer Stores, Inc.

Proponent: Bob Lindquist, Kroger Project Manager

Contact Person: Joel Howitt, Barghausen Consulting Engineers, Inc.

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18215 72nd Avenue South

Kent, WA 98032

Phone: (425) 251-6222

Proposal Title: Fred Meyer Building Addition and Remodel

Proposal Location: 2041 148th Avenue N.E., Bellevue WA

(Street address and nearest cross street or intersection) Provide a legal description if available.

NWC of 148th Avenue NE and NE 20th Street

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The proposal is to expand the northwest corner of the existing Fred Meyer store by approximately 16,000 square feet for a total building square footage of approximately 181,000 square feet. The project will also include a remodel of the Fred Meyer store interior. Additionally, the existing Les Schwab building to the east of the Fred Meyer store will be demolished and replaced with new paved parking stalls and landscape planters.
2. Acreage of site: 12.1426 Acres
3. Number of dwelling units/buildings to be demolished: One
4. Number of dwelling units/buildings to be constructed: 0 new
5. Square footage of buildings to be demolished: 5,169 square feet
6. Square footage of buildings to be constructed: An approx. 16,000 sq. ft. addition
7. Quantity of earth movement (in cubic yards): 3500 cu.yd.
8. Proposed land use: The project does not propose to change the land use. The site will continue to be occupied by the existing Fred Meyer retail store.
9. Design features, including building height, number of stories and proposed exterior materials:
The store will continue to be comprised of a single-story commercial building. Materials used will tie into existing finishes, existing materials are EIFS, Tilt-up concrete, smooth face and split face cmu.
10. Other
None

Estimated date of completion of the proposal or timing of phasing:

Construction will commence November of 2015, and be completed June of 2016

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no plans for future additions, expansions, or further activity related to this proposal at this time.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- A Geotechnical Engineering Report has been prepared by The Riley Group, dated March 19, 2015.
- A Boundary and Topographic Survey and been prepared by Barghausen Consulting Engineers, Inc., dated January 7, 2014.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

To our knowledge there are no pending applications directly affecting the subject project.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City Approvals - SEPA Environmental Review, Land Use Exemption (LJ), Boundary Line Adjustment/Lot Consolidation, Building Permit, Mechanical Permit, Electrical Permit, Plumbing Permit, Demolition Permit, and Grading Permit, Right-of-way Permits.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☒ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
- b. What is the steepest slope on the site (approximate percent slope)? Less than 5%.
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
The United States Department of Agriculture Soils Conservation Services for King County depict that the subject property is comprised of Alderwood gravelly sandy loam (6 to 15 percent slopes)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None to our knowledge

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading (excavation) is required to remove (e) Garden Center, (e) Tire Store, (e) Truck Dock, as well as for (n) Truck Docks. Grading (fill) required for Building Expansion, Garden Center, reconstruction of storefront entries, and new landscape planters.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is not expected to be a problem due to the existing site conditions (generally flat and paved)

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 75% of the site will be covered with impervious surfaces following construction.

*Erosion control
per B.C.C.
23.76*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared and submitted to the City of Bellevue for review and approval. The approved TESCP will be implemented accordingly and maintained during construction.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

No significant impacts are projected - either during construction or from typical store operations. During the construction phase, minimal impacts may be realized, primarily through the release of particulates (dust, dirt, etc.). Vehicle emissions will continue to be generated to and from the parking areas during store operations.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Vehicular traffic in adjacent right-of-way is the only projected source of off-site odors.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Should construction occur during the dry season, the Temporary Erosion and Sedimentation Control Plan will specify controlling airborne particles by watering the ground as needed before and during clearing and grading activities.

*Dust suppression
measures
per B.C.C. 23.76*

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

None



- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals and/or diversions are associated with this project.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project site does not lie within a floodplain.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No groundwater will be withdrawn and no water will be discharged to ground water.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No discharge is proposed

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Paved surfaces are the only potential source of runoff. The runoff will be collected in an underground stormwater system and then conveyed to the designated point of discharge to the City's stormwater system.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

The only waste materials that could potentially enter the ground include unspent hydrocarbons and metals from the modified areas of the parking lot surface.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Stormwater runoff from modified areas will be collected and conveyed through the on-site stormwater collection system to be pretreated and discharged to a downstream location. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and implemented to control and mitigate impacts to stormwater.

per BCC 24.06 ✓

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

A small amount of landscaping shrubs and groundcover will be removed to accommodate the modification of planters in the parking lot and perimeter landscape strips. All of the landscaping will be replaced and enhanced with native northwest drought tolerant species.

c. List threatened or endangered species known to be on or near the site.

There are no known threatened or endangered plant species on or near the subject property.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The new landscape areas will be designed to be compatible with the existing plant materials at the Fred Meyer site and compliant with the City of Bellevue standards. The landscape materials will consist of native and/or Northwest drought tolerant plant species.

✓

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☐ Fish: bass, salmon, trout, herring, shellfish, other:

✓

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

The site is located within the Pacific Flyway; a heavily traveled route for numerous species of migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

No impacts are identified or anticipated and no mitigation measures are proposed.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be used serve the power demand to the Fred Meyer store addition.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

The project will be designed to be fully compliant with the Washington State Energy Code.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No extraordinary health risks are foreseen.

(1) Describe special emergency services that might be required.

No special services would be required beyond what is already provided locally.

(2) Proposed measures to reduce or control environmental health hazards, if any.

None.

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
Noise in the area which may affect the subject property includes traffic on the surrounding road network.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise associated with construction activity at the project site could vary as construction progresses and depending on the equipment being used. Maximum noise levels are expected to be from 57 to 87 decibels. Noise levels are not expected to exceed the current levels after the project is finalized.

- (3) Proposed measures to reduce or control noise impacts, if any:

Noise impacts associated with construction phases of the project may be limited in duration and hours of construction and by the use of sound attenuation devices on construction equipment.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The subject site is developed with the Fred Meyer retail store with adjacent retail establishments.

- b. Has the site been used for agriculture? If so, describe.

Unknown

- c. Describe any structures on the site.

The subject site consists of an existing 5,169 square foot Les Schwab tire store, 165,856 square foot Fred Meyer retail store and 255 square-foot locksmith shop.

- d. Will any structures be demolished? If so, what?

The existing 5,169 square foot tire store will be demolished in order to provide additional store parking to the site.

- e. What is the current zoning classification of the site?

Bel Red - Commercial Residential (BR-CR)

- f. What is the current comprehensive plan designation of the site?

Bel Red - Commercial Residential

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable. The site is not located within a designated shoreline.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

There is no residential component to the project. The store will continue normal operations and any additional staff hiring needs will be assessed by the current store management.

- j. Approximately how many people would the completed project displace?

No people will be displaced as a result of the completed project.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Primary light impacts from the subject site will continue to be generated within the existing parking lot from vehicle headlights and exterior lighting fixtures

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light and glare from the finished project are not expected to interfere with views or be a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal?

Existing off-site sources of light are not expected to adversely affect the project.

- d. Proposed measures to reduce or control light or glare impacts, if any:

Cutoff and shielded light fixtures will be utilized throughout the parking field and for building accent lighting to reduce glare onto neighboring properties. The project also proposes to increase the width of perimeter landscape strips and replant with new vegetation to help prevent vehicle headlights from spilling onto adjacent rights-of-way.

*Cutoff shield per
Luc 20.20.922*

✓

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are no designated recreational opportunities in the immediate vicinity or adjacent to the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

To our knowledge none exist on the subject property or in the immediate vicinity.

- c. Proposed measures to reduce or control impacts, if any:

Not applicable and none proposed.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site provides existing access to N.E. 20th Street and 148th Avenue N.E. via curb cut driveways.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, bus transit is available on N.E. 20th Avenue and 148th Avenue N.E.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

After project completion, the Fred Meyer site will provide approximately 571 parking stalls. The project will result in an overall net loss of 83 parking stalls.

✓

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

An existing driveway along NE 20th St. will be relocated and several curb ramps will be upgraded to current ADA standards. No new streets are proposed as part of this project.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The proposed store addition will generate less than 30 weekday PM peak hour trips (between 4-6 PM).

- g. Proposed measures to reduce or control transportation impacts, if any:

The project proposes to reconfigure the on-site intersection from 148th Ave. NE to improve vehicle circulation and safety as well as reconfigure one driveway to NE 20th Street. No off-site measures to reduce or control transportation impacts are required or proposed as part of this project.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will not result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

No measures to reduce or control direct impacts on public services are required or proposed as part of this project.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

All of the above utilities currently serve the existing Fred Meyer store site. The proposed project will utilize those existing utilities and no additional services are needed.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature



Date Submitted

5/29/15





EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

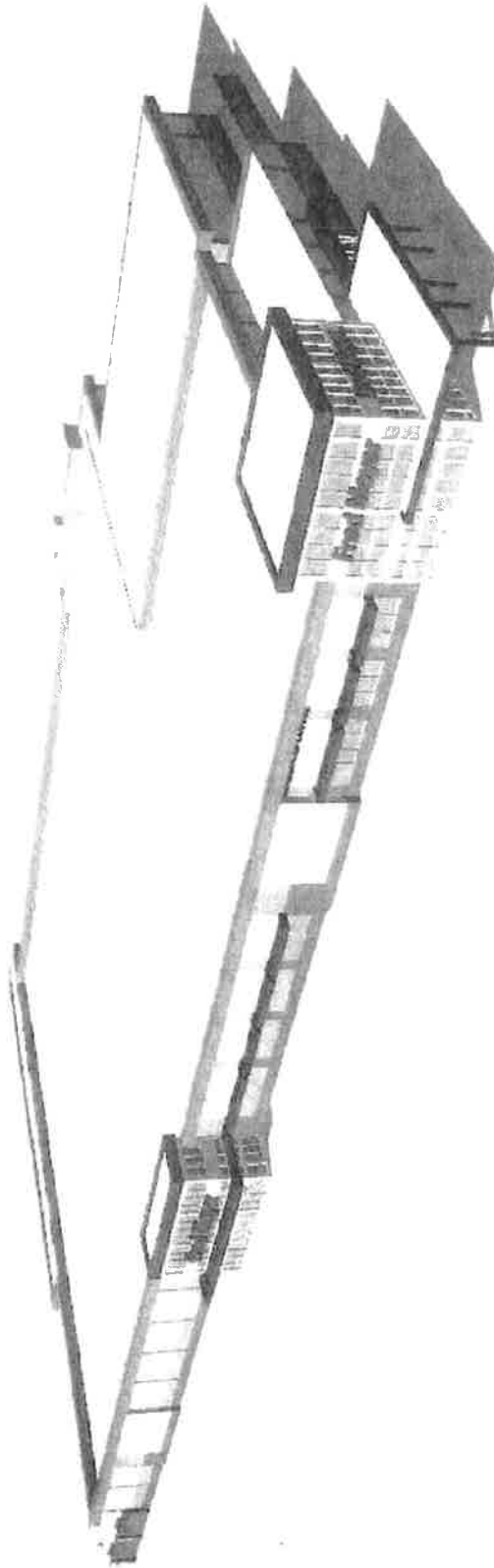
Fred Meyer

Fred Meyer Store FM023

June 3, 2015

Bellevue, WA
K515423





3D VIEW 1

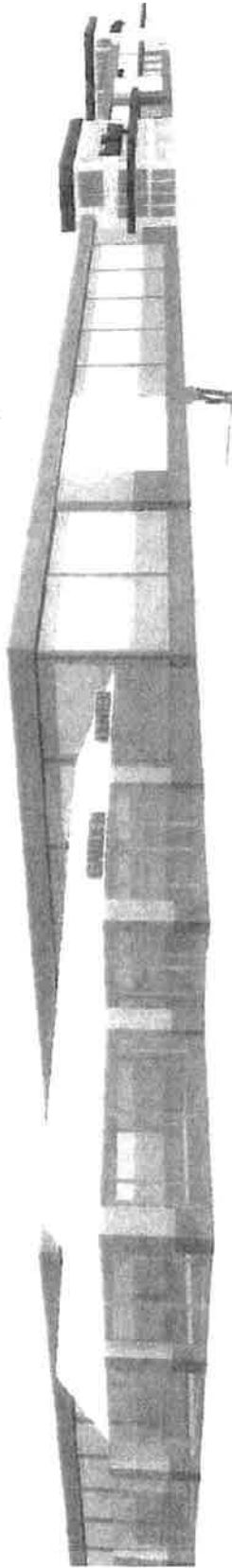
Fred Meyer

Fred Meyer Store FM023

June 3, 2015

Bellevue, WA
K516423





3D VIEW 2



3D VIEW 3

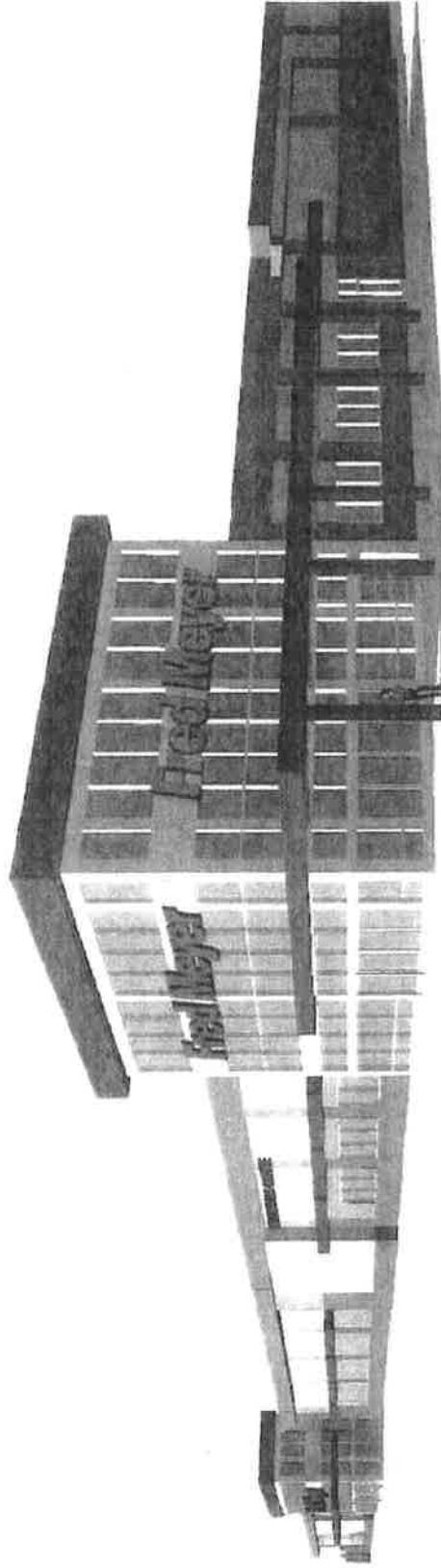
Fred Meyer

Fred Meyer Store FM023

June 2, 2015

Bellevue, WA
K515423





3D VIEW 4

Fred Meyer

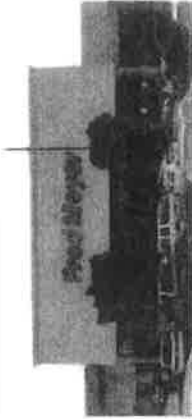
Fred Meyer Store FM023

June 3, 2015

Bellevue, WA
K515423

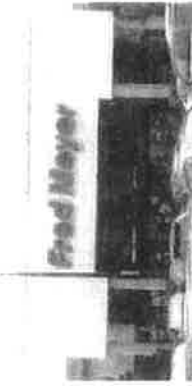


EAST ELEVATION SIGNAGE



8' x 40'-4" +/- 243 SF
FRED MEYER SIGNAGE

WEST ELEVATION SIGNAGE



5' x 33'-8" +/- 168 SF
FRED MEYER SIGNAGE



5' x 33'-8" +/- 168 SF
FRED MEYER SIGNAGE

NORTH ELEVATION SIGNAGE



2' x 11'-5" / 2' x 11'-0" +/- 45 SF
GARDEN CENTER SIGNAGE



3' x 21'-0" +/- 62 SF
FRED MEYER SIGNAGE

SOUTH ELEVATION SIGNAGE



4' x 27'-0" +/- 108 SF
FRED MEYER SIGNAGE



2' x 19'-5" / 7' x 12'-0" +/- 65 SF
STARBUCKS SIGNAGE



EXISTING SIGNAGE : +/- 869 SF
PROPOSED SIGNAGE +/- 890 SF

Fred Meyer

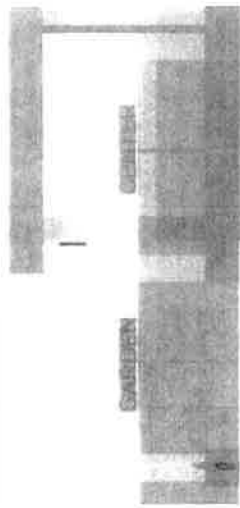
Fred Meyer Store FM023

June 3, 2015

Bellevue, WA
K515423

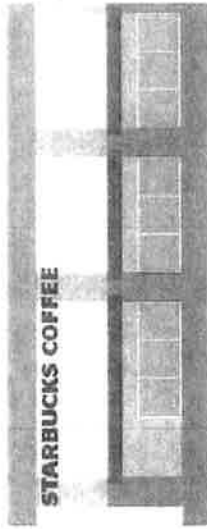


EAST ELEVATION



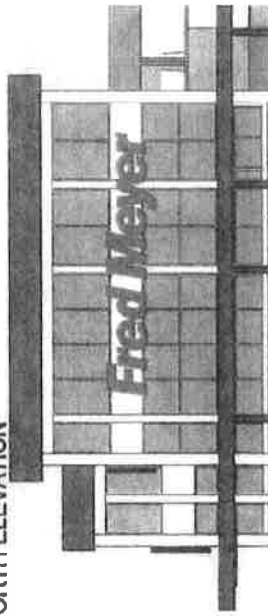
2' x 11'-4" / 2' x 11'-0" - GARDEN CENTER SIGNAGE
45 SF

EAST ELEVATION



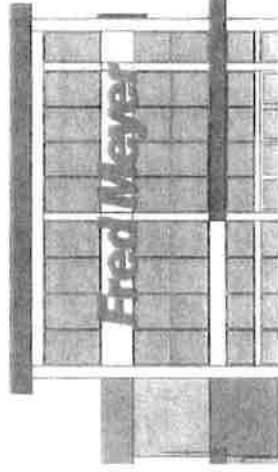
2' x 19'-4" / 2' x 12'-0" - STARBUCKS SIGNAGE
63 SF

NORTH ELEVATION



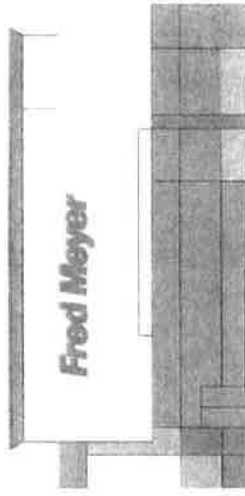
5' x 33'-0" - FRED MEYER SIGNAGE
166 SF

Fred Meyer



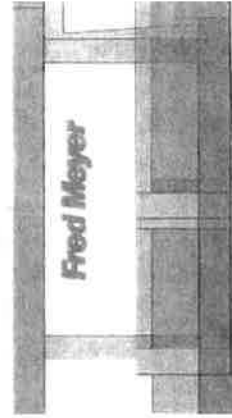
5' x 33'-0" - FRED MEYER SIGNAGE
165 SF

WEST ELEVATION

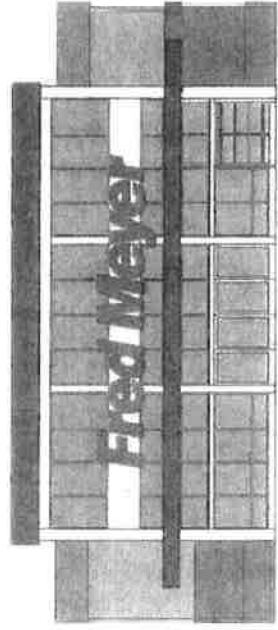


4' x 27'-0" - FRED MEYER SIGNAGE
108 SF

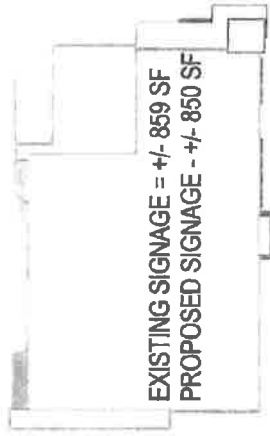
SOUTH ELEVATION



3' x 20'-6" - FRED MEYER SIGNAGE
62 SF



6' x 40'-3" - FRED MEYER SIGNAGE
242 SF



EXISTING SIGNAGE = +/- 859 SF
PROPOSED SIGNAGE - +/- 850 SF

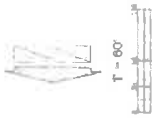


Fred Meyer Store FM023

Bellevue, WA
K515423

June 3, 2015

OVERALL SITE PLAN



T - 00



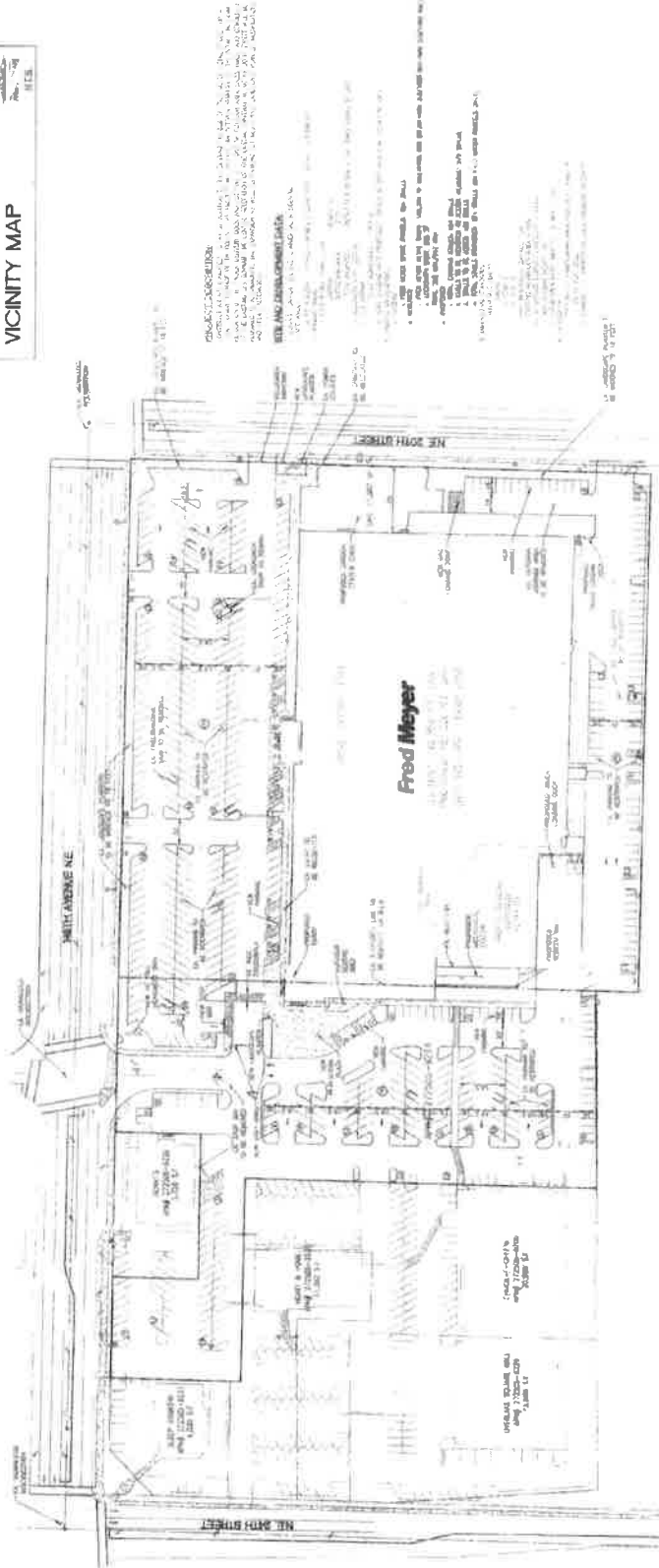
VICINITY MAP

Fred Meyer
STORE #00023
BELLEVUE
3041 NE 1st Avenue, NE
BELLEVUE, WA

THE MEYER CO.
AND FRED MEYER
STORES INC.
10000 1st Avenue, NE
BELLEVUE, WA 98004
206 461-1000



**FRED MEYER
BUILDING
ADDITION**
3041 NORTH AVENUE NE
BELLEVUE, WA



DISCLAIMER

This plan was prepared by Banghausen Engineers, Inc. for the use of the client. It is not to be used for any other purpose without the written consent of Banghausen Engineers, Inc. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is also responsible for ensuring that the plan is used in accordance with the applicable laws and regulations.

DD-1
OVERALL
SITE PLAN

NON-CONFORMING SITE PLAN

FOR
FRED MEYER #023
SECTION 27, TOWNSHIP 25 NORTH RANGE 5 EAST, WIA
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



T = 50'



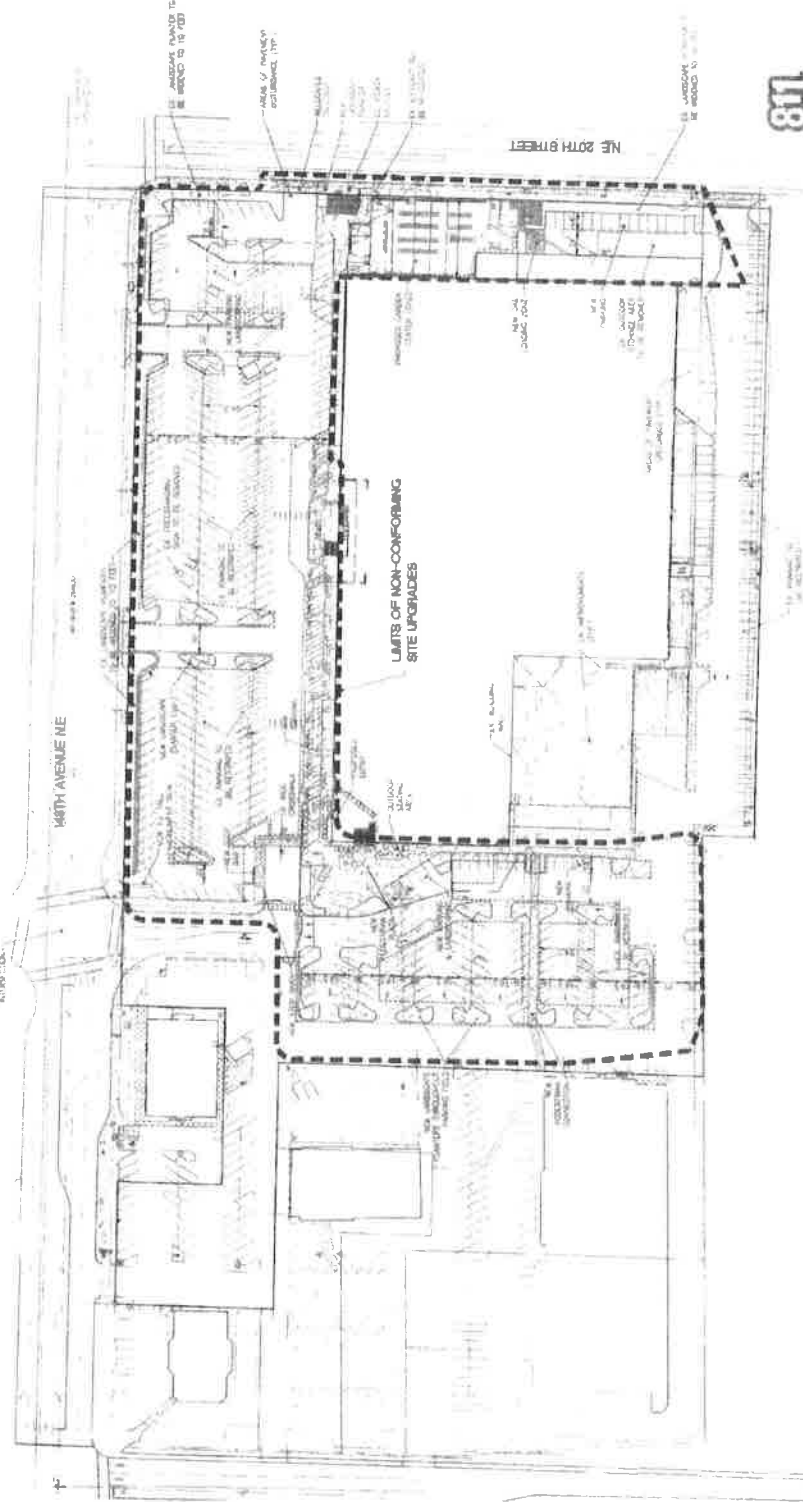
Fred Meyer
STORE #00023
BELLEVUE
2041 148TH AVENUE NE
BELLEVUE, WA

THE KROGER CO.
AND FRED MEYER
STORES INC.
3000 86TH AVENUE
PORTLAND, OREGON 97206
503.282.2000 FAX
503.282.2004 FAX



RAGSHAUSEN
1000 1st Avenue, Suite 100
Bellevue, WA 98004
425.452.1100 FAX 425.452.1101
425.452.1100 FAX 425.452.1101
RagSHAUSEN.com

**FRED MEYER
BUILDING
ADDITION**
2041 148TH AVENUE NE
BELLEVUE, WA



Know what's below.
Call before you dig.

NC 1
NON-
CONFORMANCE
SITE PLAN

Fred Meyer
STORE #00023
BELLEVUE
2001 148TH AVENUE NE
BELLEVUE WA

THE KROGER CO.
AND FRED MEYER
STORES INC.
2000 N. 10TH AVE.
PORTLAND, OREGON 97232
503 253-5844
503 277-0244 FAX



FRED MEYER
BUILDING
ADDITION

DEPT. OF THE ARMY
WASHINGTON, D.C.

[illegible]

GRADING QUANTITIES:

811

[illegible]

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SITE PLAN - B

SP1 of 2

SITE PLAN B
FOR
FRED MEYER #023
SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, WM
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

Fred Meyer
STORE #00023
BELLEVUE
3000 15TH AVENUE NE
BELLEVUE, WA 98008
360-691-1500

THE KROGER CO.
AND FRED MEYER
STORES INC.
3000 15TH AVENUE NE
BELLEVUE, WA 98008
360-691-1500



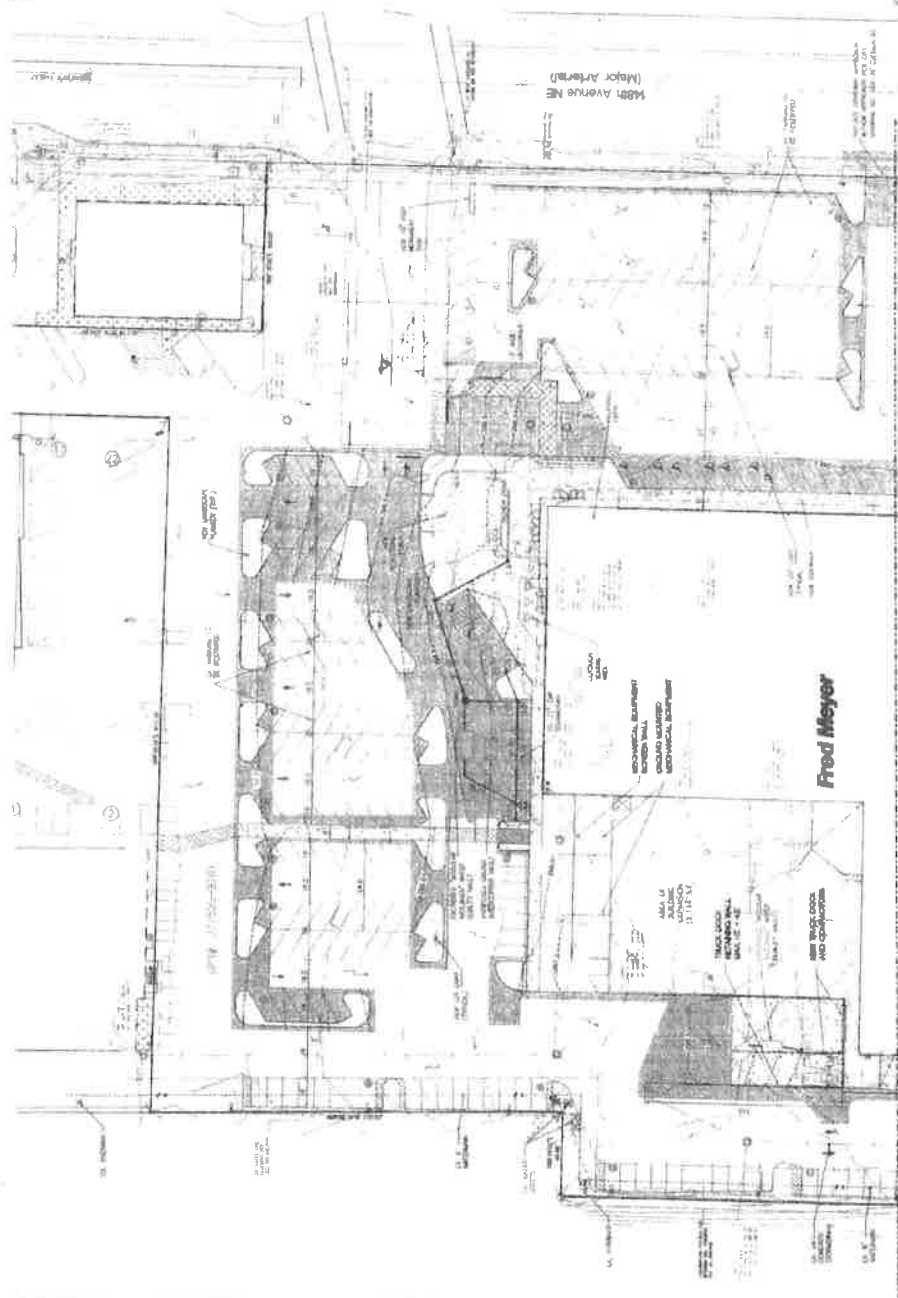
**FRED MEYER
BUILDING
ADDITION**
3000 15TH AVENUE NE
BELLEVUE, WA



DATE	10/1/01
BY	10/1/01
CHECKED BY	10/1/01
APPROVED BY	10/1/01
SCALE	AS SHOWN
PROJECT NO.	00023
SHEET NO.	SP2 OF 2

SITE PLAN - B

SP2 of 2



811
Call before you dig



SITE PLAN B
FOR
FRED MEYER #023
SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, WM
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

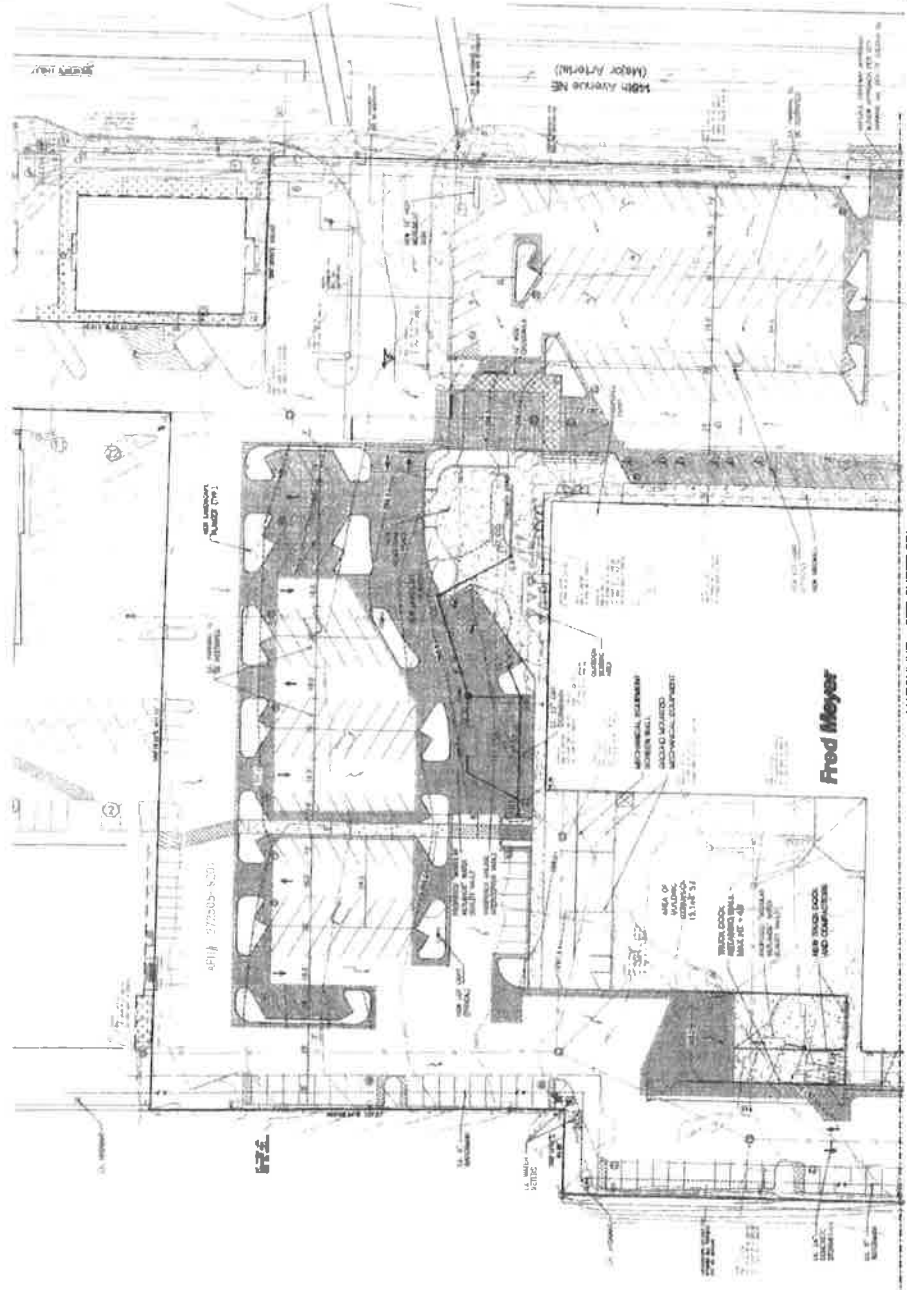


Fred Meyer
STORE #0023
BELLEVUE
6041 NORTH AVENUE NE
BELLEVUE, WA 98004

THE KROGER CO.
AND FRED MEYER
STORES INC.
3825 BELLEVUE AVENUE
BELLEVUE, WA 98004
TEL: 206.835.1111
FAX: 206.835.1112



FRED MEYER
BUILDING
ADDITION
6041 NORTH AVENUE NE
BELLEVUE, WA



811
Know what's below.
Call before you dig.

FOR
FRED MEYER #023
SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, WM
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



Fred Meyer
STORE #00523
RIFLEVILLE
2001 LAMAR AVENUE N.E.
RIFLEVILLE, PA 17267

THE KROGER CO.
AND FRED MEYER
STORES INC.
3000 DE 2ND AVENUE
PORTLAND, OREGON 97202
503 232 6000
KROGER STORES INC.



FRED MEYER
BUILDING
ADDITION
2041 140TH AVENUE N E
BELLEVUE, WA



Figure 1

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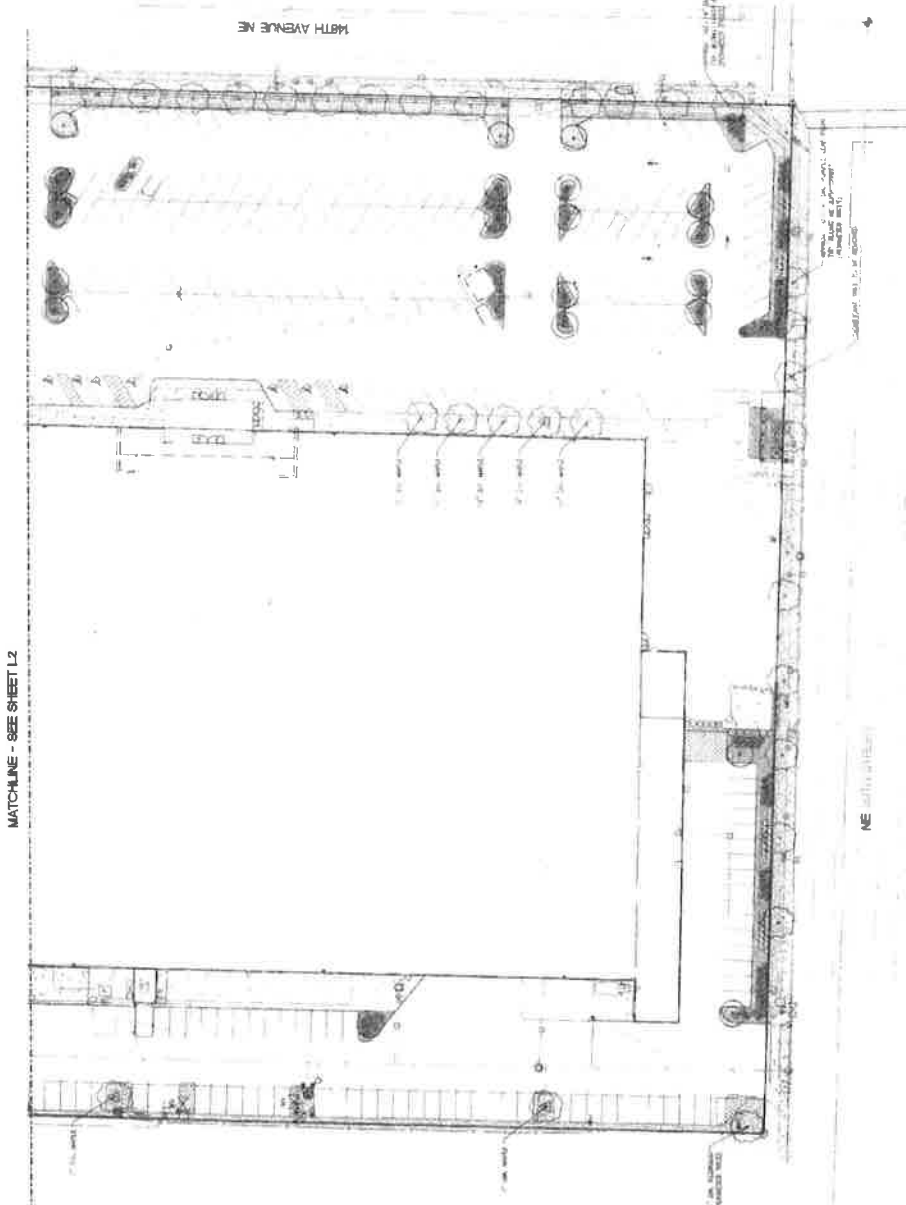
1997-1998

LANDSCAPE
PLAN
L1

please visit's below.
Call before you die.

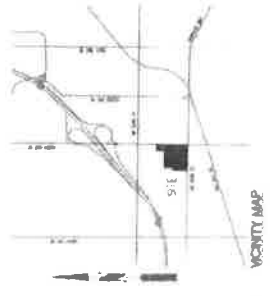
[illegible][illegible]

1. What is the main purpose of the document?
 2. What are the key findings of the study?
 3. What are the implications of the findings?
 4. What are the limitations of the study?
 5. What are the conclusions of the study?

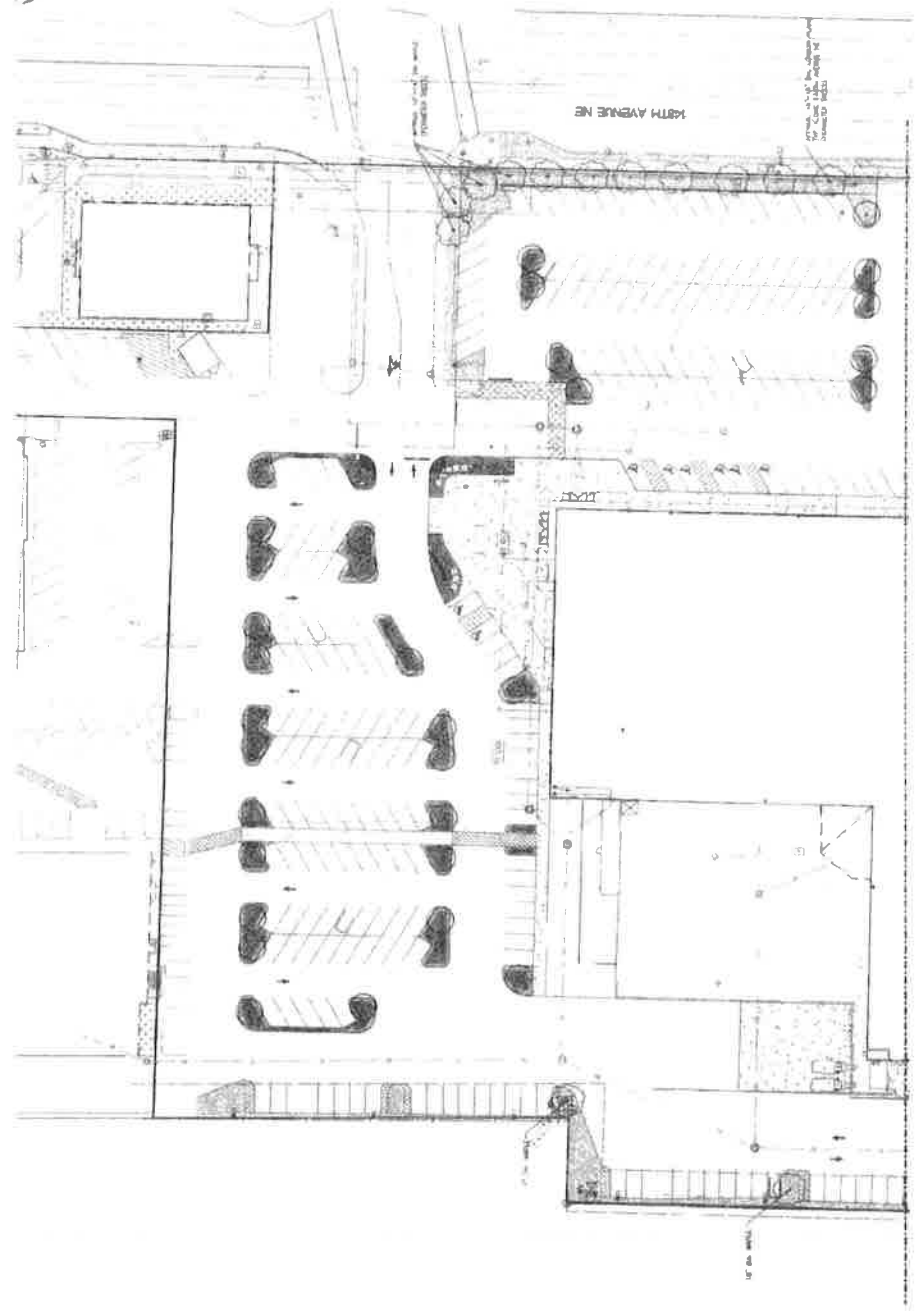


MATCHLINE - SEE SHEET 12

LANDSCAPE PLAN
FOR
FRED MEYER #023
SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, WMA
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



WICITY MAP



MATCHLINE - SEE SHEET L1

Fred Meyer
STORE #00023
BELLEVUE
1801 180TH AVENUE NE
BELLEVUE, WA

THE KROGER CO
AND FRED MEYER
STORES INC.
3500 35TH AVENUE
PORTLAND OREGON 97202
TEL: 503/281-1000
AS 1797 2004 F-2



FRED MEYER
BUILDING
ADDITION
2001 180TH AVENUE NE
BELLEVUE, WA



NOTES:
1. SEE SHEET L1 FOR FURTHER INFORMATION.
2. SEE SHEET L2 FOR FURTHER INFORMATION.
3. SEE SHEET L3 FOR FURTHER INFORMATION.
4. SEE SHEET L4 FOR FURTHER INFORMATION.
5. SEE SHEET L5 FOR FURTHER INFORMATION.
6. SEE SHEET L6 FOR FURTHER INFORMATION.
7. SEE SHEET L7 FOR FURTHER INFORMATION.
8. SEE SHEET L8 FOR FURTHER INFORMATION.
9. SEE SHEET L9 FOR FURTHER INFORMATION.
10. SEE SHEET L10 FOR FURTHER INFORMATION.



811
Answer it's below.
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LANDSCAPE
PLAN
L2

LANDSCAPE PLANTING NOTES AND DETAILS

FRED MEYER #023

SECTION 27 TOWNSHIP 25 NORTH RANGE 5 EAST, WA
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

Fred Meyer

STORE #00023
BELLEVUE
3800 86 22ND AVENUE NE
BELLEVUE, WA 98004
206 798 3888 FAX

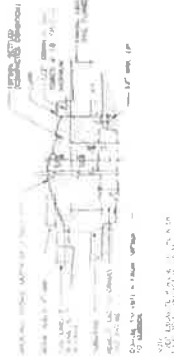
THE KROGER CO.
AND FRED MEYER
STORES INC.
3800 86 22ND AVENUE NE
BELLEVUE, WA 98004
206 798 3888 FAX



FRED MEYER
BUILDING
ADDITION
3800 86 22ND AVENUE NE
BELLEVUE, WA 98004



LANDSCAPE PLAN



LANDSCAPE PLAN



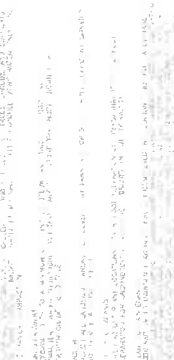
LANDSCAPE PLAN



LANDSCAPE PLAN



LANDSCAPE PLAN



LANDSCAPE PLAN



LANDSCAPE PLAN



LANDSCAPE PLAN



Keep what's below.
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LANDSCAPE
NOTES AND
DETAILS
L3



Development Services
Permit Processing 425-452-4090

Application for LAND USE APPROVAL

APPLICATION DATE <u>6/3/15</u>	TECH <u>AN</u>	CIP PROJ #	PROJECT FILE # <u>15-1155124m</u>
<input type="checkbox"/> Administrative Conditional Use-LA <input type="checkbox"/> Binding Site Plan-LF <input type="checkbox"/> Boundary Line Adjustment-LW <input type="checkbox"/> Conditional Use-LB <input type="checkbox"/> Conditional Use Shoreline Mgmt-WA <input type="checkbox"/> Critical Land Use Permit Admin-LO <input type="checkbox"/> Design Review-LO <input type="checkbox"/> Final Plat-LG <input type="checkbox"/> Final Short Plat-LF	<input type="checkbox"/> Land Use Approval Amendment-LI <input checked="" type="checkbox"/> Land Use Exemption-LJ <input type="checkbox"/> Master Development Plan-LP <input type="checkbox"/> Planned Unit Development-LK <input type="checkbox"/> Planned Unit Dev. Combined w/Plat-LK <input type="checkbox"/> Preliminary Plat-LL <input type="checkbox"/> Preliminary Short Plat-LN <input checked="" type="checkbox"/> Preliminary SEPA Review-LM	<input type="checkbox"/> Shoreline Development-WG <input type="checkbox"/> Shoreline Exemption w/o SEPA-WD <input type="checkbox"/> Shoreline Exemption w/SEPA-WE <input type="checkbox"/> Shoreline Variance-LS <input type="checkbox"/> Variance-LS <input type="checkbox"/> WCF in ROW - CA	
NOTICE OF COMPLETENESS: Your application is considered complete 20 days after submittal, unless otherwise notified.			

1. Property Address 2041 148th Avenue NE Zoning BR-CR
Project Name (if applicable) Fred Meyer Store Remodel Tax Assessor # 272505-9021

2. Applicant Fred Meyer Stores, Inc. Phone ()
Address 3800 SE 22nd Avenue City, State, Zip Portland, OR 97202

3. Contact Person Joel Howitt c/o Barghausen Engineers, Inc. Phone (425) 251-6222
E-Mail Address jhowitt@barghausen.com FAX # (425) 251-8782

Address 18215 72nd Ave. S. City, State, Zip Kent, WA 98032

4. Engineer/Architect/Surveyor Barghausen Engineers, Inc. Phone (425) 251-6222
Address 18215 72nd Ave. S. City, State, Zip Kent, WA 98032

5. Project Type: ☐ Single Family Residential ☐ Multi Family Residential ☒ Non-Residential

6. Description of proposed project, use, exemption, or variance:
The project proposes to remodel the existing Fred Meyer retail store, including an approximately 15,000 SF addition, relocation of garden center, demolition of existing Les Schwab building and parking lot improvements.

Proposed Building Gross Square Footage 15,144 SF NEW Proposed Structure Parking Gross Square Footage N/A

7. Nature of Project (if applicable)
Current use of property and existing improvements: Fred Meyer retail store and associated parking lot.

Identify any adjacent water areas/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property. None.

8. If SHORT PLAT or SUBDIVISION Application: Total Acreage N/A Number of Proposed Lots

Has this property been previously subdivided? If yes, Date N/A Recording #

If this is a Final Plat or Final Short Plat, what is the Preliminary project file # N/A

9. If SHORELINE MANAGEMENT: Total cost or fair market value of the project (whichever is higher) \$ N/A

If a single family residence or plat is proposed, is it intended for the owner's own personal use? ☐ Yes ☒ No

If Shoreline Variance, the development will be located:

☐ Landward ☐ Waterward
of the ordinary high water mark.

AND/OR

☐ Outside ☐ Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)

BCC 23.10.033 - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature [Signature]
(Owner or Owners Agent)

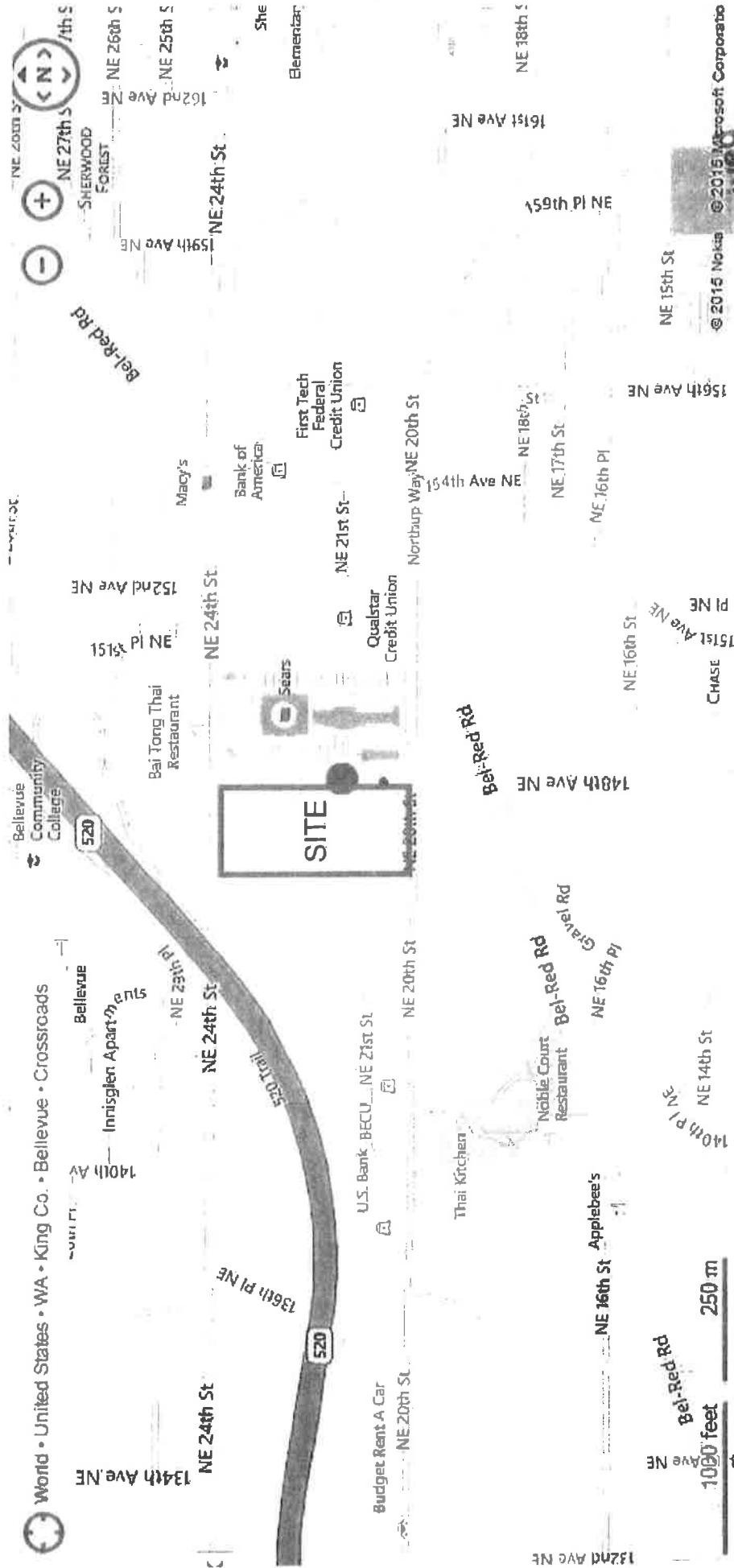
Date 3/25/15

Revised 7/16/13

Received
JUN 03 2015
Permit Process

VICINITY MAP

FRED MEYER STORE EXPANSION



© 2015 Nokia © 2015 Microsoft Corporation

Received

JUN 03 2015

Permit Processing

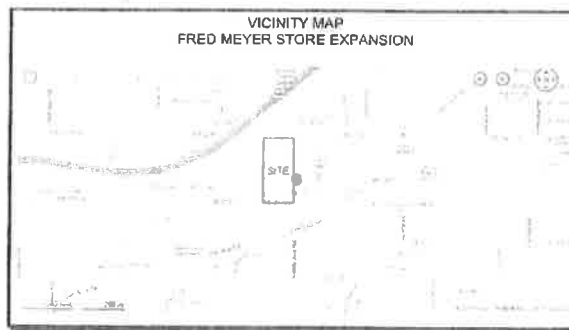
PROJECT NARRATIVE FRED MEYER STORE REMODEL AND EXPANSION

2041 148th Avenue NE
Bellevue, WA 98009

June 3, 2015

PROJECT LOCATION

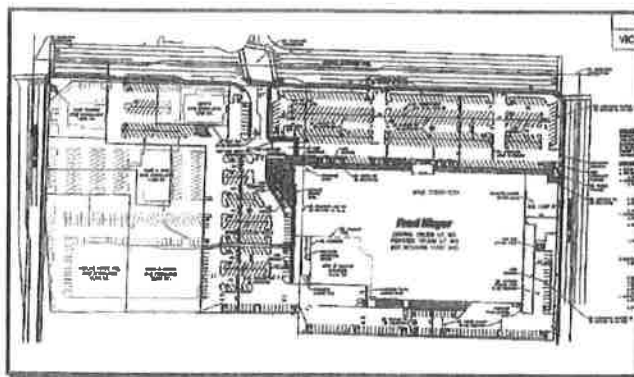
The project address is 2041 148th Avenue Northeast and is located at the northwest corner of the intersection of NE 20th Street and 148th Avenue NE. The site is currently zoned BR-CR Bel-Red Commercial Residential, and is currently occupied by the Fred Meyer retail store and Les Schwab tire center.



Received
JUN 03 2015
Permit Processing

PROJECT SCOPE

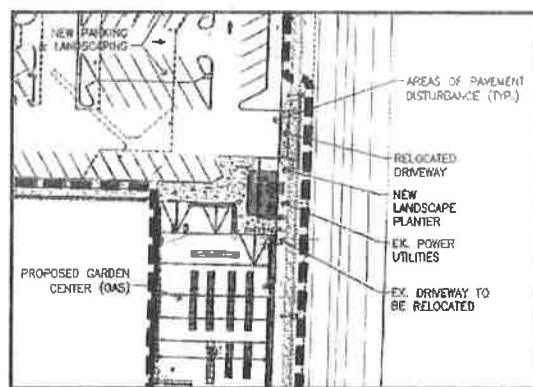
- Building Expansion and Loading Dock Relocation: The store will be expanded in the northwest corner by approximately 15,144 square feet, which will include relocating the existing truck docks to the far west side of the north wall. A new mechanical center will be added along the north wall of the expansion, which will be screened from view with a screen wall. A second dock will be added at the southwest corner of the building in the area vacated by the garden center. The building expansion will increase the total floor area from 165,856 square feet to 181,000 square feet.



- **Building Elevations:** The proposed building architecture for the expansion will be comprised of materials chosen to tie into existing finishes, including EIFS, smooth face and split face CMU, tilt-up concrete, clear anodized aluminum storefront, and clear glass. Colors will include complimentary earth tones to provide a harmonious palette. Please refer to enclosed Color and Materials sample board prepared by CR Architecture.



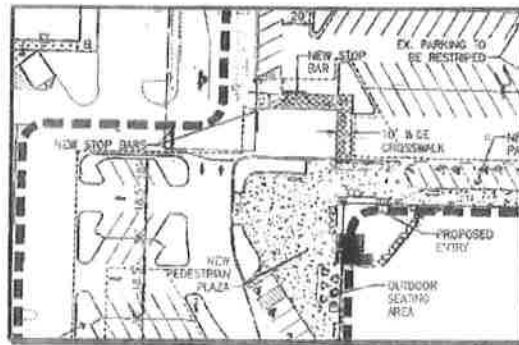
- **Garden Center Relocation and West Entrance Closure:** The west entrance will be closed and the garden center will be relocated from the west side of the building to an expanded area in the southeast corner of the site. The new garden center will measure approximately 11,087 square feet in size. The drive aisle at the south side of the building will be closed by the expansion.
- **Food Entrance Relocation:** The existing east food entrance will be closed and relocated to the northeast corner of the building. The new entrance will improve customer access to parking on the north and east sides of the building and will include a large pedestrian plaza with outdoor seating and landscape elements.
- **Les Schwab Demolition:** The existing Les Schwab tire center will be demolished and replaced with new paved parking stalls.
- **Driveway Relocation:** The garden center relocation/expansion and Les Schwab demolition will allow for the relocation of the east driveway on NE 20th Street to provide a safer and more efficient access in line with the front of the store and fuel center. Parking and drive aisles in the vicinity of the driveway will be adjusted accordingly.



- **Onsite Vehicular and Pedestrian Improvements:** The on-site intersection near the signalized access to 148th Avenue NE will be redesigned to improve vehicular and pedestrian circulation. The redesign includes aligning the four legs of the intersection align in a traditional 4-way intersection. The stop bar on the westward leg of the signalized driveway at 148th Avenue NE will

be removed to allow unimpeded access into the parking lot and deter backups into the 148th Ave. NE right-of-way. The other three legs of the internal intersection will be stop controlled with stop bars and signs. Special striping will be provided in front of the new food entrance to enhance caution for vehicles and pedestrians.

The project also proposes to add a new pedestrian walkway at the north end of the store connecting to the existing walkway in front of Chuck-E-Cheese.



- Parking and Landscaping: A parking table is provided on the site plan that demonstrates that project will provide 28 more parking stalls on the Fred Meyer site than required by code. Specifically, the expanded 181,000 square-foot building will require 543 minimum parking stalls, and the enclosed site plan provides 571 stalls. All of the parking stalls on site will be restriped to 9-foot wide stalls. A portion of the parking displaced by the building expansion will be recouped on the south and west sides of the store. Landscaping along the 148th Avenue NE and NE 20th Street frontages will be widened from approximately 6 feet to 10 feet. Parking lot landscaping will be added throughout the site and at the ends of parking rows as part of the parking lot restriping. Approximately 35,734 square feet of parking lot landscaping will be provided, far exceeding the required amount of 35 square feet per stall or 19, 985 square feet.
- Non-conforming Site Upgrades and Value of Improvements: The project proposes significant upgrades of existing Municipal Code site non-conformities to address the City's proportional compliance requirements. Enclosed is a Non-conforming Site Plan graphically presenting the areas being upgraded. Specifically, the project proposes the following upgrades:
 - Widening the approximately 6-foot wide perimeter street frontage landscaping along 148th Avenue NE and NE 20th Street to 10 feet wide and enhance with new ground cover.
 - Parking lot landscaping is being added throughout the parking field as part of the parking lot restriping.
 - The project will include reconfiguration of the existing on-site intersection near the signalized driveway along 148th Avenue NE. The intersection has been redesigned to improve vehicular and pedestrian circulation and prevent vehicle stacking back to 148th Avenue during peak periods.
 - The eastern-most driveway along NE 20th Street will be relocated to align with the drive aisle at the front of the Fred Meyer store to improve pedestrian and vehicle circulation and safety.
 - A new pedestrian walkway is being added at the north end of the building connecting to the Chuck-E-Cheese. A new 10' wide crosswalk will be provided at the reconfigured on-

site intersection at the northeast corner of the store providing safer access to 148th Avenue NE.

- A new pedestrian plaza with landscaping and outdoor seating is proposed at the northeast corner of the store.
- Several existing sidewalk ramps along both street frontages will be upgraded to current ADA standards.

We have prepared a Preliminary Construction Cost Estimate for the above Non-conforming Site Upgrades. Please refer to attached estimate. The valuation of the above improvements totals approximately **\$949,445.00**. Based on direction from City Building Department staff, we have utilized the City's 2015 Building Valuation Data table to estimate the value of proposed improvements, including building expansion area and interior remodel. Based on the table for Type V-B Construction and Mercantile Occupancy, the project valuation totals **\$4,818,474.00**. Proposed site upgrades total 19.7% of the project valuation.

- Signs: The project proposes to remove the existing Fred Meyer pylon sign located along 148th Avenue NE and replace it with a new 10-foot tall Fred Meyer monument sign. The sign will be located in an existing landscape planter at the south side of the signalized driveway adjacent to 148th Avenue and will total approximately 75 square feet per face.



Fred Meyer's proposed wall signage includes re-utilizing all of the existing wall signs after the remodel is complete. The signs will be removed to accommodate the exterior building refurbishment and expansion and will be remounted in place or relocated at new building entries. We have prepared and enclosed detailed existing and proposed wall signage exhibits for your reference. Generally, the wall signage scenario is as follows:

Existing Wall Signage

--859 square feet total sign area

- (a) Fred Meyer logo sign located on east façade at General Merchandise Entry
- (b) Fred Meyer logo sign on east façade at Food Entry
- (c) Fred Meyer logo sign on west façade at rear entry
- (d) Fred Meyer logo sign on south façade
- (e) Fred Meyer logo sign on north façade above loading docks
- (f) Garden Center Sign on west façade of garden center
- (g) Starbucks Coffee logo sign on east facade

Proposed Wall Signage

--859 square feet total sign area

- (a) Fred Meyer logo sign on east façade at General Merchandise Entry (in place)
- (b) Fred Meyer logo sign at northeast corner Food Entry (moved)
- (c) Fred Meyer logo sign at northeast corner Food Entry (moved)
- (d) Fred Meyer logo sign on west façade (in place)
- (e) Fred Meyer logo sign on south façade (in place)
- (f) Garden Center sign on east façade of garden center (moved)
- (g) Starbucks Coffee sign on east façade (moved slightly)